STATUS of RESIDENTIAL LAND

THE CITY OF Edmonton PLANNING AND BUILDING

December 1987

City of Edmonton

STATUS of RESIDENTIAL LAND

December 1987

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EXECUTIVE SUMMARY

The Status of Residential Land report 1987 is an inventory of the vacant residential land in the Area Structure Plan (ASP) areas and a record of the annual absorption of serviced lots as measured by building permit approvals. The report is prepared on an annual basis and can be used as a comparison to previous years.

More detailed information on development in each ASP is available from the Planning and Building Department, Corporate Forecasting Group, at 428-3572, or the Area Structure Plan Neighbourhood Data Tables for 1987.

1. Supply of Serviced Lots

At the end of 1987, there was vacant, serviced residential land with a capacity of 19,661 potential dwelling units (pdu) in the ASP areas of the city, down approximately 4% (20,448) from 1986 (Table 1).

Included in this figure is servicing of 1,384 potential dwelling units in 1987 (Table 5-4) and actual 1987 absorption of 1,797 potential dwelling units as measured by building permit approvals (Table 5-6).

Table 1
Supply of Serviced Lots
(Measured in Potential Dwelling Units)

	1985	1986	1987
Single Family	4,351	4,146	3,625
Row Housing	4,046	4,366	4,336
Apartments	12,259	11,936	11,700
TOTAL	20,656	20,448	19,661

Mill Woods had the largest total of vacant serviced single family potential dwelling units with 32% (1,161) followed by Riverbend at 20% (726) and West Jasper Place at 18% (670). Mill Woods also had the largest amount of vacant serviced land for both row units at 29% (1,277) of the total and apartment units at 56% (6,580). (Table 5-3).

2. Building Permit Activity

Building permits in 1986 in ASP areas were up 29% (1,797) over the 1986 (1,397) total. Building permit approvals for single family units in ASP areas were up 31% in 1987 (1,725) compared to 1986 to a total of 1,312 units (Table 2). There were 72 row housing permit approvals in 1987, but no apartment permits for the fifth consecutive year.

Table 2
Building Permit Activity
(Measured in Potential Dwelling Units)

	1985	1986	1987
Single Family	1,482	1,312	1,725
Row Housing	90	85	72
Apartments	-	-	-
TOTAL	1,572	1,397	1,797

Mill Woods was the most active area in 1987, capturing 24% or 424 building permits issued. West Jasper Place had the second largest number of building permits issued with 22% (393) followed by Riverbend with 21% (385). (Table 5-6)

3. Subdivision Registrations

Subdivision registrations in the ASP areas produced 1,450 new lots in 1987. This number is 12% higher than the 1986 total. (Table 3) Row housing made up 3% (49 pdu) of this number.

Table 3
Residential Subdivision Plan Registration
(Measured in Potential Dwelling Units)

	1985	1986	1987
Single Family	690	1,043	1,401
Row Housing	-	250	49
Apartments	-	-	-
TOTAL	690	1,293	1,450

Riverbend had 28% (400 pdu) of all the new subdivision registrations in 1987. West Jasper Place followed with 24% (354 pdu), and Kaskitayo with 11% (157 pdu). Both The Meadows and Clareview, Heritage, and Steele Heights each had 7% with 107 pdu and 100 pdu respectively. (Table 5-2)

4. Servicing Activity

Servicing in the ASP areas was up 8% (1,384 pdu) from 1986 (1,285 pdu) levels. In 1987, land with a development potential of 1,335 single family lots and 49 row units were serviced. (Table 4)

Table 4
Residential Land Servicing
(Measured in Potential Dwelling Units)

	1985	1986	1987
Single Family	698	1,035	1,335
Row Housing		250	49
Apartments	-	-	-
TOTAL	698	1,285	1,384

Riverbend received 29% (400 pdu) of the servicing activity in 1987 followed by West Jasper Place with 26% (354 pdu), Kaskitayo with 8% (113 pdu) and the remainder divided among the other ASP areas. (Table 5-4)

5. Raw Land Supply

There were about 4,220 hectares of raw land designated for residential uses in the ASP areas (Table 5) at the end of 1987.

The total raw land decreased about 2% in 1987. This reflects the subdivision of 111 hectares of land in 1987. (Table 5-1)

Table 5
Raw Land Supply
(Measured in Hectares)

	1985	1986	1987
ASP Areas Total	4,334	4,331	4,220

6. City Owned Land

Supply of Vacant Serviced City Owned Land

The City owned 966 vacant, serviced, single family lots and land with a development potential of 7,377 multi-family units in the ASP areas. Most of this land is located in Mill Woods (Table 6). The lot supply declined, reflecting city land sales and changes to the City data base.

Table 6
Supply of City Owned Serviced Land
(Measured in Potential Dwelling Units)

	1985	1986	1987
Single Family	1,547	1,402	966
Multi-Family	7,358	7,142	7,377
TOTAL	8,905	8,544	8,343

Servicing Program for City Owned Residential Land

The City serviced only 97 single family lots in 1987 (Table 7).

Table 7
Servicing of City Owned Land
(Measured in Potential Dwelling Units)

	1985	1986	1987
Single Family	8	72	97
Multi-Family	-	3	-
TOTAL	8	75	97

The figures reflect the City's policy not to service additional lands until its inventory is reduced.

1. SCOPE OF THE REPORT

1.1 Purpose

The Status of Residential Land report, prepared annually since 1971 by the Planning and Building Department, is an inventory of the vacant residential land in the newer suburban areas of the city (the Area Structure Plan or ASP areas, see Map 1) and a record of the annual demand for serviced lots as measured by the building permit approval totals.

NOTE: More detailed information on development in each ASP area is available from the Planning and Building Department, Corporate Forecasting Group 428-3572.

1.2 Report Organization

Lot totals are aggregated on a neighbourhood and then presented on an ASP area basis. For example, totals, for Burnewood (the neighbourhood), are calculated, but only the complete tally for Mill Woods (the ASP area) is presented in the report. Detailed information by neighbourhood is available as noted in Section 1.1.

Occasionally, reference to the "built up areas" of the city will appear. This refers to the older parts of the city and the mature suburbs developed before about 1970.

Subdivided land means that the land in question has not only received all City approvals but has been registered with the Alberta Land Titles Office. If the subdivision is not registered, for the purposes of this report it does not exist. The definition of serviced land in the report is also the strict legal definition used in the courts in Alberta. A single family lot is considered serviced when the servicing extensions are in place and a multi-family lot when the trunk line passes in a street abutting the site. More definitions and data sources are provided in Chapter 2. A map showing the boundaries of the ASP areas is provided on the following page.

The supply of multi-family units is calculated by multiplying the size of the parcel in hectares by the permitted density for the districting (zoning) on the parcel. Row housing can be developed at 42 units per hectare and apartment housing at an average of about 125 units per hectare (although certain districts permit up to 325 units per hectare).

1.3 Note on Inventory

The present lot inventory can be calculated by subtracting either housing starts or building permits from the serviced lot inventory. Each method has its advantages and its drawbacks. Since a lot is effectively removed from the inventory once the building permit is issued, the Planning and Building Department uses building permits as the measure.

In rapid growth times, the advantage to this method is that the inventory is not only up-to-date but it also anticipates development; in slow growth times, there is the possibility that some building permits might be issued to builders who are unable to exercise them. This has happened in the past and minor revisions to the tables of inventory have been necessary from time-to-time. Several hundred building permits which fall into this category were issued over the past two to three years. This year (and last), the files were revised using a combination of air photo reconnaissance, site inspection and reviewing the City's assessment rolls to ascertain if a lot was actually vacant and had no current building permit outstanding.

This double checking has not been done every year because until comparatively recently, once a building permit was issued, construction could, with a high degree of certainty, have been assumed to follow immediately.

Map 1 City of Edmonton Residential Area Structure Plan Areas, January 1, 1987

2. DATA, SOURCES AND DEFINITIONS

2.1 Data and Data Sources

Data for this report were obtained from City departments and Canada Mortgage and Housing Corporation (CMHC). City data are the products of administrative data collection procedures of municipal departments. CMHC data are produced as part of an ongoing housing research program.

Data from different sources may not be entirely comparable. Report users should be aware of this fact when using and interpreting the data. Data and data sources are listed below.

CMHC is the source of statistics on housing starts and completions.

The Office of the City Assessor is the source of statistics used to produce estimates of the number of dwelling units by type of structure in the city.

The civic census through the City Clerk's Office, is the source of statistics on population.

The Building Inspection Branch of the Planning and Building Department is the source of all statistics on building permits issued.

The Real Estate and Supply Services Department is the source of statistics on all City- owned residential land.

The Planning and Building Department is the source of data on municipal servicing and raw land. Calculations, using data from other sources, have been made by the Planning and Building Department.

2.2 Definitions

"Area structure plan areas" (ASP areas) include both designated outline plan areas and legally designated area structure plan areas in Edmonton. Some older outline plan areas that are fully or nearly fully developed (e.g., Duggan) have not been included. All outline plan and area structure plan areas included in this report are listed on Table 3-1.

"Built-up area" refers to the combined areas of Edmonton within the boundaries of the city prior to annexation on January 1, 1982, that do not fall within an area structure plan area as defined above.

"Dwelling units as measured by building permit approvals" refers to the number of dwelling units for which building permits have been issued by the Building Inspection Branch. It is stressed that issuance of a building permit does not

guarantee that the permit will be acted on. A small proportion of permits issued is allowed to lapse while others are superseded by new permits.

"Potential dwelling units (pdu)" refers to the maximum possible number of dwelling units that may be developed on residential land under the terms of the Land Use Bylaw. For single family dwellings, duplex and semi-detached dwellings in RF1, RF2, RF3, RF4 and RPL land use districts, this number is the same as the number of registered lots in a plan of subdivision. For row and apartment dwellings, an estimate is taken by multiplying the gross area of a parcel of land by the maximum number of dwelling units per hectare of land permitted in the appropriate land use district. For example, land districted under the Land Use Bylaw as RF5 has a maximum development potential of 42 dwelling units per hectare. Hence, a maximum of 84 dwelling units (2x42) may be built on a 2 hectare parcel. Normally, row housing is built on land with a land use districting of RF5 or RF6 and apartment housing is built on land with a land use districting of RA7, RA8 or RA9. It should be noted too, that many new developments contain fewer dwelling units than the maximum permitted under the Land Use Bylaw.

"Raw land" refers to land within an area structure plan area that is designated for residential development but for which there is not yet a registered plan of subdivision.

"Vacant serviced land" refers to vacant registered parcels of residential land which have or could have been released by the Planning Implementation Branch for the issuance of building permits. This means complete underground servicing to all lots and, as a minimum, gravelled access roads. Note that this definition has slightly different implications for single family and multi family sites. In the case of multi-family sites, services need only be provided in the road passing by the site.

"Vacant subdivided land" refers to vacant registered parcels of residential land. Registered land refers to land legally established within a plan of subdivision as recorded in the Alberta Land Titles Office. The figures reported include vacant serviced land, as described above, as well as vacant unserviced land.

3. POPULATION AND HOUSEHOLDS

3.1 Population Changes

Between 1986 and 1987 the City of Edmonton's population grew by 4,743 or 1%, to 576,249. Within this period, Area Structure Plan areas gained 6,163 persons while the Built-Up City areas lost 1,420 persons.

The ASP areas with the largest population increases were West Jasper Place by 1,407, Mill Woods by 1,121, and Kaskitayo by 1,061. The other ASP areas increased by less than 1,000 persons between 1986 and 1987, while Steele Heights lost 55 persons.

The Lake District had the largest growth rate of any area increasing by 26% between 1986 to 1987. The Meadows, in it second year of development, increased 25%, while Riverbend increased by 9.8% and Kaskitayo by 5.6%.

TABLE 3-1

Population of the City of Edmonton by Area Structure Plan Areas and the Built-Up Area of the City 1980-1983, 1986 - 1987

	1980	1981	1982	1983	1986	1987
Area Structure Plan Areas						
Castle Downs/The Palisades	18,644	22,030	25,152	27,390	29,622	30,081
Clareview/Hermitage	16,316	19,669	22,972	25,280	26,940	27,101
Kaskitayo(s. part)/Twin Brooks	11,387	14,642	16,953	17,167	18,947	20,008
Lake District/Pilot Sound	273	262	553	1,430	3,728	4,680
Mill Woods	37,618	43,999	53,013	58,670	64,646	65,767
The Meadows	-	-	-	-	348	434
Riverbend	6,068	6,608	7,373	8,040	9,849	10,820
Steele Heights (n. part)	5,115	5,207	9,911	9,701	9,326	9,271
West Jasper Place	24,801	27,027	31,600	34,630	40,763	42,170
Grange						
Area Structure Plan Population	119,954	139,453	167,538	182,308	204,169	210,332
Built-Up Area of City Population	385,819	381,752	383,776	377,777	367,337	365,917
City of Edmonton Total Population	505,773	521,205	551,314	560,085	571,506	576,249

SOURCE: 1980 - 1983, 1986 - 1987 City of Edmonton Civic Censuses

NOTE: Kaskitayo totals given here do not include mature suburbs of Greenfield, Duggan.

3.2 Household Development

Although the stimulus may come from a number of different sources, demand in the medium (3 years) to longer term (5 years) for new housing is sustained by the formation of new households.

The total number of households in the City of Edmonton increased 1.5% from 1986 (224,438) to 1987 (227,852). The average household size in Edmonton decreased from 2.64 persons in 1983 to 2.53 persons in 1986.

TABLE 3-2
Total Households in Edmonton
1983 - 1985

Year	Total Population	Total Households	Average Household Size
1983	560,874	212,531	2.64
1986	571,506	224,438	2.55
1987	576,249	227,852	2.53

4. RESIDENTIAL DEVELOPMENT IN THE CITY OF EDMONTON

4.1 Total Housing Stock

There were 230,863 dwelling units in the City at end of 1987 (Table 4-1). The housing stock increased by 1% since 1986 (228,770).

Housing starts were 2,366 units in 1987 compared to 1,910 in 1986, up by 24% this year. Demolitions increased to a total of 273 units with 193 being single family residences and 80 being multi family units.

The built-up area had 67% (154,349) of the total housing stock in 1987 compared to the ASP areas with 33% (76,514). The built-up area increased in housing stock by 130 units in 1987 over 1986, and 96 units since 1985, while the ASP areas increased in housing number by 1,963 units since 1986, and 3,845 units since 1985.

TABLE 4-1

Residential Units in the City of Edmonton to December, 1987

	Built-Up Area	ASP Areas	City Total
1985 Starts	78	1,892	1,970
1985 Total	154,368	72,765	227,133
1985 Demolitions	115	-	115
Revised Total	154,253	72,765	227,018
1986 Starts	124	1,786	1,910
1986 Total	154,377	74,551	228,928
1986 Demolitions*	158	-	158
Revised Total	154,219	74,551	228,770
1987 Starts	403	1,963	2,366
1987 Total	154,622	76,514	231,136
1986 Demolitions*	273	-	273
Revised Total	154,349	76,514	230,863

Source: Property Assessment Files

* Demolitions are assumed to be only in Built-Up area.

4.2 Mix of New Development

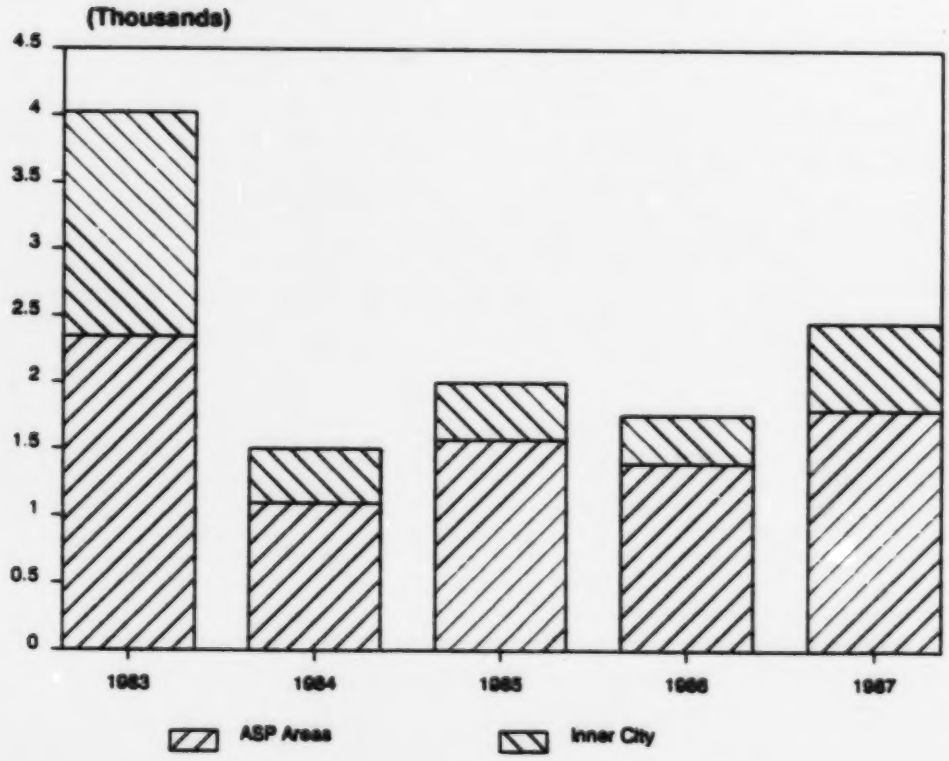
In 1987, there were 2,457 new dwelling units approved in Edmonton, a 37% (618) increase from 1986 as measured by building permit approvals, (Figure 4-1). In 1987, 92% of the approvals were for single family dwellings compared with 95% in 1986 and 92% in 1985.

Single family approvals were up by 30% (521) in 1987, over 1986 as measured by building permit approvals (Figure 4-1). Multi-family approval increased over threefold (144) in 1987, a substantial increase from the 61 registered in 1986.

See also Section 5-6 and Table 5-6 for a discussion of the comparative rates of development in the ASP areas and the built up areas of the city.

Figure 4-1

Mix of Dwelling Unit Approvals 1983-87

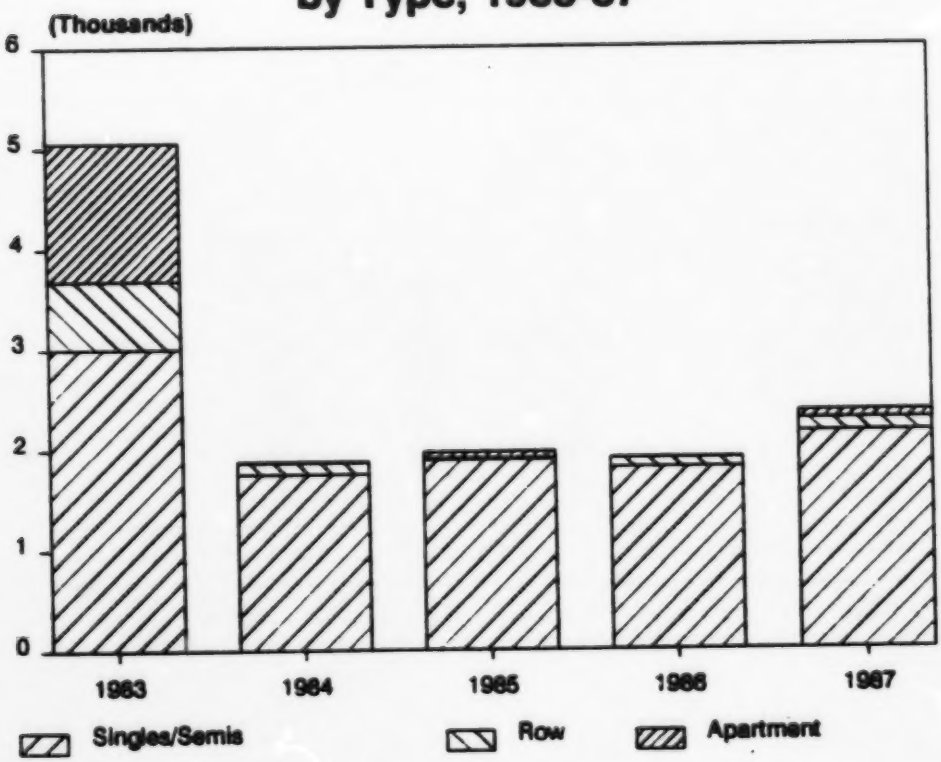


4.3 Housing Starts and Completions

There is a time lag between when a lot is removed from the serviced lot inventory and when the dwelling unit is ready for occupancy. That time lag may be a year or more. With extensions, a builder has about one year between the time he is issued a building permit and the time when construction is substantially underway. Even at that point, there may be further delays. Many multi family units sat partially completed for a year or more during 1983, 1984 and 1985 while the builder re-assessed the economic viability of the project. This means that units which are recorded as completed in 1987 may have been issued with a building permit several years ago. The time factor partially accounts for the differences (Section 4-2) between the number of building permits issued and the actual number of housing starts.

Canada Mortgage and Housing Corporation reported that there were 2,366 housing starts, and 2,110 housing completions in 1987. They also reported that there were 2,161 single family starts and 1,934 single family completions in 1987. Row housing had 129 units started in 1987, but had 114 units completed and apartments had 76 units started and 62 units completed. Housing starts by type from 1983-1987 are shown below.

Figure 4-2
City of Edmonton Housing Starts by Type, 1983-87



5. RESIDENTIAL DEVELOPMENT IN THE AREA STRUCTURE PLAN AREAS

5.1 Supply of Unsubdivided (Raw) Land In Area Structure Plan Areas

For the purposes of this report, "raw land" is defined as unsubdivided land designated residential in an approved area structure plan (ASP) area. Districting (zoning) need not be in place nor need there an approved neighbourhood structure plan. Once, however, an approved plan of subdivision is registered in that plan area, the amount of land covered by that plan of subdivision is subtracted from the raw land total for that area structure plan area. The definition also implies that these tracts be large and contiguous. Small parcels of unsubdivided land in relatively built up areas are not included in the raw land totals.

The raw land totals also include land that would be required for circulation, parks and recreation, fire and police facilities or environmental reserves. Net developable land is typically about 60% of the raw land or gross developable area (GDA) in a residential subdivision.

Raw land is located in every part of the city. In the north and north east, there are more than 2,100 hectares; in the southeast, more than 1,100 hectares and in the southwest, about 600 hectares. Moreover, there are many undeveloped parcels of less than one or two hectares scattered in the outlying areas of the city which are not counted in this inventory.

At the present time, with about 4,200 hectares in the inventory, (Table 5-1) there would appear to be sufficient land to satisfy almost any foreseeable demand for raw land in Edmonton.

TABLE 5-1

Supply of Raw Land In Area Structure Plan Areas In December 1985 to 1987 (Hectares)

Area Structure Plan Areas	1985	1986	1987	Subdivided In 1987
Castle Downs	1	-	-	-
Castle Downs Extension	345	345	345	-
Clareview, Hermitage, Steele Heights	145	143	135	8
Kaskitayo	3	3	3	-
Lake District	761	761	754	7
The Meadows	1,085	1,085	1,078	7
Mill Woods	68	68	61	7
The Palisades	439	439	433	6
Pilot Sound	550	550	550	-
Riverbend	429	429	396	33
Twin Brooks	194	194	188	6
West Jasper Place	227	227	190	37
Grange	87	87	87	-
ASP AREAS TOTAL	**4,334**	**4,331**	**4,220**	**111**

SOURCE: City of Edmonton Planning and Building Department

5.2 Residential Subdivision Plan Registrations

Subdivision activity improved further in 1987, with 1,450 potential dwelling units being registered compared to 1,293 in 1986 and only 690 in 1985.

Riverbend had the largest share of registrations with 400 pdu or 28% of the total, followed by West Jasper Place with 354 pdu or 24% and Kaskitayo a distant third with 157 pdu or 11%.

The majority of registrations in Riverbend occurred in (Rhatigan Ridge with 185 pdu) and (Bulyea Heights with 151 pdu). Ogilvie Ridge had 49 row housing pdu registered.

West Jasper Place had activity in five neighbourhoods with 354 pdu registered. Oleskiw was the leader with 133 pdu, followed by Belmead and Jamieson Place with 75 pdu each.

In Kaskitayo, 148 pdu were registered in Keheewin and 9 pdu in Bearspaw. In The Meadows, Larkspur had 107 pdu registered, while Steele Heights had 106 pdu registered in McLeod. All other ASP's had less than 100 pdu registered.

TABLE 5-2

Annual Residential Subdivision Plan Registration Activity
In Area Structure Plan Areas 1985-1987
(Measured in Potential Dwelling Units)

	1985				1986				1987			
	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units	Single, Semi Duplex Units	Row Units	Apart. Units	Single, Semi Total Units
Castle Downs	65	-	-	65	117	-	-	117	22	-	-	22
Castle Downs Extension	-	-	-	-	-	-	-	-	-	-	-	-
Clareview, Hermitage Steele Heights	-	-	-	-	34	-	-	34	106	-	-	106
Kaskitayo	80	-	-	80	92	-	-	92	157	-	-	157
Lake District	39	-	-	39	162	-	-	162	91	-	-	91
The Meadows	58	-	-	58	-	-	-	-	107	-	-	107
Mill Woods	-	-	-	-	52	-	-	52	91	-	-	91
The Palisades	-	-	-	-	-	-	-	-	56	-	-	56
Pilot Sound	-	-	-	-	-	-	-	-	-	-	-	-
Riverbend	276	-	-	276	355	250	-	605	351	49	-	400
Twin Brooks	-	-	-	-	-	-	-	-	66	-	-	66
West Jasper Place	172	-	-	172	231	-	-	231	354	-	-	354
Grange	-	-	-	-	-	-	-	-	-	-	-	-
ASP AREAS TOTAL	690	-	-	690	1,043	250	-	1,293	1,401	49	-	1,450

SOURCE: City of Edmonton Transportation Department

5.3 Supply of Vacant Subdivided Residential Land

Since virtually all of the vacant subdivided lots in the ASP areas are also serviced, the discussion in section 5.5, applies here, as well.

TABLE 5-3

Year End Supply of Vacant Subdivided Residential Land in Area Structure Plan Areas in 1985 - 1987 (Measured in Potential Dwelling Units)

	1985				1986				1987			
	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units	Single, Semi Duplex Units	Row Units	Apart. Units	Single, Semi Total Units
Castle Downs	231	206	314	751	202	206	314	722	119	186	314	619
Castle Downs Extension	-	-	-	-	-	-	-	-	-	-	-	-
Clareview, Hermitage Steele Heights	256	1,240	1,073	2,569	312	1,240	1,073	2,625	354	1,240	1,073	2,667
Kaskitayo	331	426	1,929	2,686	231	416	1,606	2,253	199	431	1,606	2,236
Lake District	406	84	-	490	374	84	-	458	217	84	-	301
The Meadows	153	-	-	153	129	-	-	129	179	-	-	179
Mill Woods	1,597	1,370	6,580	9,547	1,482	1,369	6,580	9,431	1,161	1,277	6,580	9,018
The Palisades	-	-	-	-	-	-	-	-	48	-	-	48
Pilot Sound	-	-	-	-	-	-	-	-	-	-	-	-
Riverbend	526	314	-	840	700	479	-	1,179	726	482	-	1,208
Twin Brooks	-	-	-	-	-	-	-	-	52	-	-	52
West Jasper Place	851	406	2,363	3,620	716	572	2,363	3,681	670	636	2,127	3,433
Grange	-	-	-	-	-	-	-	--	-	-	-	-
ASP AREAS TOTAL	4,351	4,046	12,259	20,656	4,146	4,366	11,936	20,448	3,725	4,336	11,700	19,761

SOURCE: City of Edmonton Planning and Building Department

5.4 Residential Land Servicing

This section discusses 1987 servicing and how this activity relates to newly registered subdivisions and also provides a six year analysis on the changing servicing activity distribution from 1981 to 1986.

1987 Servicing Activity

Total servicing activity for 1987 was 1,384 pdu, compared to 1,285 pdu in 1986. The 1987 activity consisted of 1,335 single family lots and 49 row lots.

The largest number of lots serviced was in Riverbend with 400 pdu or 29% of the total activity. West Jasper Place had the second largest total with 354 pdu serviced or 26%, followed by Kaskitayo with 113 pdu or 8%, The Meadows with 107 pdu or 8%, and Clareview, Hermitage and Steele Heights with 106 pdu or 8%.

Servicing and Development Activity

Table 5-4 shows that almost all servicing activity occurred in those ASP areas that had newly registered subdivisions in 1987 (Table 5-2). An analysis of the development process from registration of a subdivision to servicing and then to building permit approval shows that many subdivisions registered and serviced in 1987 also had a substantial number of building permits approved in their first year of marketing.

Examples are found in Riverbend's Bulyea Heights subdivision where a plan of subdivision was registered in 1987 and had 151 RF1 pdu serviced. During this year 32 building permits or 22% of these lots were also developed. The Oleskiw subdivision in West Jasper Place where 133 RF1 pdu were registered and serviced, had 30 (23%) building permits issued. Keheewin in Kaskitayo also had examples where development followed in a similar pattern. This subdivision had 104 RF1 pdu registered and serviced in 1986 and had 18 building permits approved or 17%. Finally, Belmead in West Jasper Place had a new subdivision registered and serviced with 75 RF1 pdu and 26 building permits issued, or 35% of the available land was developed in the first year.

These developments indicate that servicing activity is occurring in those areas of the City that have the greatest demand in today's housing market.

Servicing Distribution, 1981-1986

Following the higher levels of building permit activity in the west and southwest ASP areas, residential servicing activity has shifted in relative terms to these areas over the 1981-1987 period.

In 1981, total servicing activity was 5,586 pdu. Mill Woods experienced the largest amount of servicing activity receiving 30% or 1,691 pdu serviced of the total. The

second largest total was in Riverbend with 20% (1145 pdu) and then Lake District with 19% (1,047 pdu). West Jasper Place had 13% (729 pdu) serviced and Kaskitayo 12%, (658 pdu).

By 1983, servicing levels were reduced to 907 pdu. This was six times less activity than in 1981. The 1983 activity was concentrated in West Jasper Place with 40% (359 pdu) followed by Lake District 37% (336 pdu) and Castle Downs with 23% (212 pdu).

By 1987, servicing activity increased to 1,384 pdu, an increase of 53% over the 1983 level. Land servicing activity was concentrated in Riverbend with 29% (408 pdu), followed by West Jasper Place with 26% (354 pdu). All other servicing activity accounted for 45% (630 pdu) (Table 5-4).

TABLE 5-4

Annual Residential Servicing Activity
In Area Structure Plan Areas 1985-1987
(Measured in Potential Dwelling Units)

	1985				1986				1987			
	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units	Single, Semi Duplex Units	Row Units	Apart. Units	Single, Semi Total Units
Castle Downs	65	-	-	65	117	-	-	117	-	-	-	-
Castle Downs Extension	-	-	-	-	-	-	-	-	-	-	-	-
Clareview, Hermitage Steele Heights	-	-	-	-	34	-	-	34	106	-	-	106
Kaskitayo	80	-	-	80	92	-	-	92	113	--	-	113
Lake District	39	-	-	39	162	-	-	162	91	-	-	91
The Meadows	58	-	-	58	-	-	-	-	107	-	-	107
Mill Woods	-	-	-	-	52	-	-	52	91	-	-	91
The Palisades	-	-	-	-	-	-	-	-	56	-	-	56
Pilot Sound	-	-	-	-	-	-	-	-	-	-	-	-
Riverbend	284	-	-	284	347	250	-	597	351	49	-	400
Twin Brooks	-	-	-	-	-	-	-	-	66	-	-	66
West Jasper Place	172	-	-	172	231	-	-	231	354	-	-	354
Grange	-	-	-	-	-	-	-	-	-	-	-	-
ASP AREAS TOTAL	698	-	-	698	1,035	250	-	1,285	1,335	49	-	1,384

SOURCE: City of Edmonton Transportation Department

5.5 Supply of Vacant Serviced Residential Land

As of December 31, 1987 the City of Edmonton had a total of 19,661 vacant serviced residential potential dwelling units. This was a decrease of 4% in the residential lot supply from the 1986 total (20,448 pdu). The 1987 total was comprised of 11,700 potential apartment units or 60% of the total lot supply. Potential row units accounted for 22% (4,336 pdu) and potential single family units for 18% (3,625 pdu). The supply of potential apartment units decreased by 236 pdu in 1986 due to redistricting changes which occurred, otherwise there was no apartment development activity in ASP areas. This change decreased apartment units by 2%, while the supply of potential row units decreased slightly. Also due to 1987 development activity the supply of potential single family units decreased by 12%.

The ASP with the largest number of vacant serviced potential dwelling units was Mill Woods with 46% (9,018 pdu) of the total city supply followed by West Jasper Place with 17% (3,433 pdu), Clareview, Hermitage, Steele Heights with 13% (2,611 pdu), Kaskitayo with 11% (2,192 pdu) and Riverbend with 6% (1,208 pdu). All other ASP areas had considerably less vacant serviced potential dwelling units. (Table 5-5).

Mill Woods had the largest number of potential apartment units with 6,580 pdu or a 56% share of the apartment potential dwelling unit total. West Jasper Place had the second largest vacant total with 2,127 potential apartment units or 11% of the potential apartment unit total and Kaskitayo has 1,606 potential apartment units or 14%. All other ASP areas were considerably less in number.

Mill Woods also had the largest percentage of vacant serviced subdivided potential row units with 29% (1,277 pdu) followed closely by Clareview, Hermitage and Steele Heights with 29% (1,240 pdu), West Jasper Place with 15% (636 pdu), Riverbend had 11% (482 pdu) followed by Kaskitayo with 10% (431 pdu).

When describing the share of vacant potential serviced single family units, Mill Woods once again had the largest share with 32% (1,161 pdu) followed by Riverbend with 20% (726 pdu), West Jasper Place with 18% (670 pdu) and Clareview, Hermitage, Steele Heights with 8% (298 pdu).

TABLE 5-5

Year End Supply of Vacant Serviced Residential Land
In Area Structure Plan Areas In 1987
(Measured in Potential Dwelling Units)

	1985				1986				1987			
	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units	Single, Semi Duplex Units	Row Units	Apart. Units	Single, Semi Total Units
Castle Downs	231	206	314	751	202	206	314	722	119	186	314	619
Castle Downs Extension	-	-	-	-	-	-	-	-	-	-	-	-
Clareview, Hermitage Steele Heights	256	1,240	1,073	2,569	312	1,240	1,073	2,625	298	1,240	1,073	2,611
Kaskitayo	331	426	1,929	2,686	231	416	1,606	2,253	155	431	1,606	2,192
Lake District	406	84	-	490	374	84	-	45	217	84	-	301
The Meadows	153	-	-	153	129	-	-	129	179	-	-	179
Mill Woods	1,597	1,370	6,580	9,547	1,482	1,369	6,580	9,431	1,161	1,277	6,580	9,018
The Palisades	-	-	-	-	-	-	-	-	48	-	-	48
Pilot Sound	-	-	-	-	-	-	-	-	-	-	-	-
Riverbend	526	314	-	840	700	479	-	1,179	726	482	-	1,208
Twin Brooks	-	-	-	-	-	-	-	-	52	-	-	52
West Jasper Place	851	572	2,363	3,816	716	572	2,363	3,601	670	636	2,127	3,433
Grange	-	-	-	-	-	-	-	-	-	-	-	-
ASP AREAS TOTAL	4,351	4,212	12,259	20,852	4,146	4,366	11,936	20,448	3,625	4,336	11,700	19,661

SOURCE: City of Edmonton Planning and Building Department

5.6 Residential Building Permits

This section discusses 1987 building permit activity for the entire city, built-up area and the ASP areas, as well as describing a five year analysis from 1981 to 1986 on building permit distribution in ASP areas.

City-Wide Activity

Residential building permit approvals in the City of Edmonton in 1987 were up 40% (2,457 permits) overall from 1986 totals (1,759 permits). ASP areas comprise 73% (1,797 permits) of the total permits issued and the built-up area comprise 27% (665 permits). ASP areas increased by 29% over 1986 and the built-up area increased by 82%, from the 1986 building permits issued to this area.

Overall, single family permits comprise 92% (2,252 permits) of the total permits issued in the City. Single family permits in ASP areas make up 96% (1,725 permits) of the total permits issued to the city, and 80% (527 permits) in the built-up area. Row permits comprise 4% (72 permits) in ASP areas and 5% (31 permits) in the built-up area. Apartment permits of 102, accounted for 15% of the built up area total. There were no apartment permits issued in ASP areas. (Table 5-6)

ASP Building Permit Activity

In 1987, Mill Woods captured the largest number of building permits issued (424) to any ASP area with 24% of the total ASP permits issued (Figure 5-1). The 1987 performance was a considerable improvement over the 169 permits issued in 1986 and the 123 issued in 1985. West Jasper Place had the second highest number of permits issued at 393 (22% of total) followed closely by Riverbend at 385 permits (21% of total). During 1987, the first permits were issued for The Palisades (8) and Twin Brooks (12).

There were 72 row permits issued in 1987, 6 in Castle Downs, 18 in Kaskitayo, 47 in Riverbend and 1 in West Jasper Place. There were no apartment permits issued to ASP areas for the fifth consecutive year.

The ten leading neighbourhoods in 1987 for single family building permits activity are listed below. Mill Woods and West Jasper Place each have three neighbourhoods in the top ten while Riverbend has two. The Riverbend neighbourhood of Bulyea Heights had the most permits issued in 1987 at 149, followed by the Lake District's Lago Lindo with 132. Together, the top ten neighbourhoods captured 51% of the total number of single family building permits issued to ASP areas in 1987.

Figure 5-1
Building Permits Issued by ASP Areas 1987

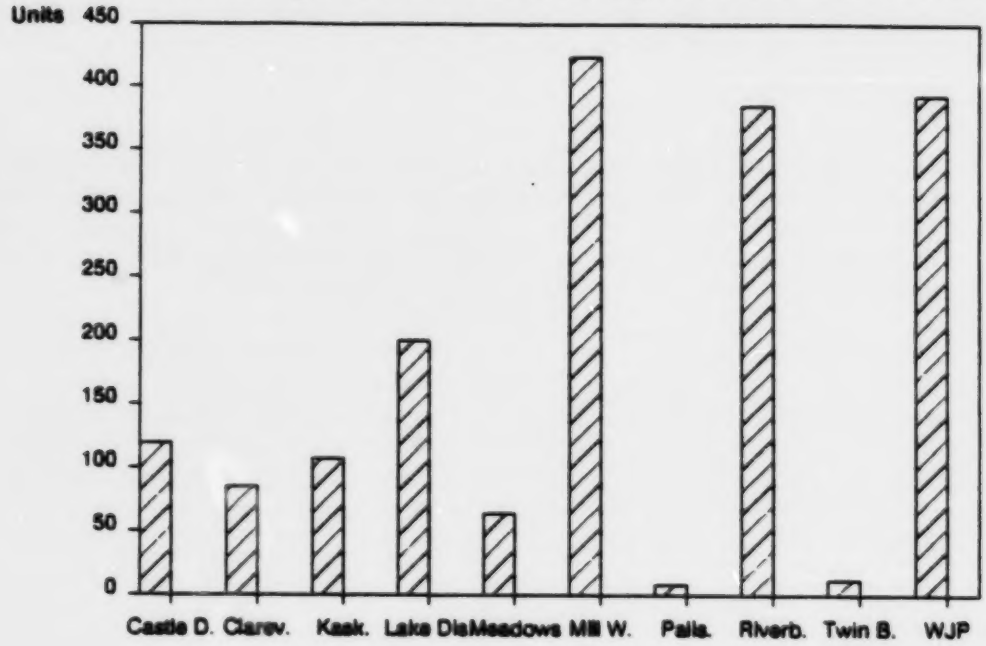


Figure 5-2
Building Permits Issued in ASP Areas
January to December 1987

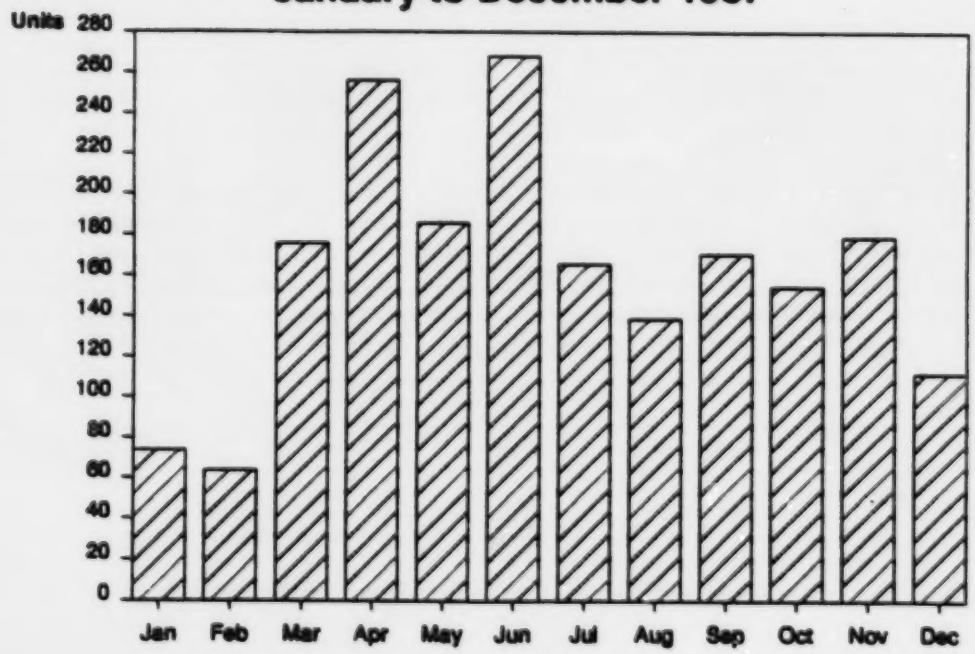


Table 5

Leading Neighbourhoods for Single Family Building Permit Activity in ASP Areas, 1987

	Neighbourhood	ASP	*B.P. Issued	% of ASP B.P. Total
1.	Bulyea Heights	Riverbend	149	8.1
2.	Lago Lindo	Lake District	132	7.3
3.	Weinlos	Mill Woods	117	6.5
4.	Oleskiw	W.J.P.	88	4.9
5.	Lymburn	W.J.P.	85	4.4
6.	Bisset	Mill Woods	80	4.5
7.	Rhatigan Ridge	Riverbend	79	4.4
8.	Minchau	Mill Woods	66	3.7
9.	Larkspur	Meadows	64	3.6
10.	Belmead	W.J.P.	58	3.2
11.	Beaumaris	Castle Downs	58	3.2

*B.P. = Building Permits

Seasonal Building Permit Activity

Figure 5-2 shows the seasonal building permit activity in ASP areas. The first quarter of 1987 (292 permits) was off to a much slower start than the first quarter of 1986 (419 permits) with 127 less permits issued. As usual, the summer and fall months had higher levels of activity with June having the highest number of building permits issued (268 permits).

TABLE 5-6

Residential Dwelling Units Approved by Building Permits in the City of Edmonton, 1985 to 1987
(Measured in Potential Dwelling Units)

	1985				1986				1987			
	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units	Single, Semi Duplex Units	Row Units	Apart. Units	Single, Semi Total Units
Castle Downs	148	56	-	204	147	-	-	147	113	6	-	119
Castle Downs Extension	-	-	-	-	-	-	-	-	-	-	-	-
Clareview, Hermitage Steele Heights	30	-	-	30	58	-	-	58	85	-	-	85
Kaskitayo	188	32	-	-	146	-	-	146	89	18	-	107
Lake District	198	-	-	198	126	-	-	126	200	-	-	200
The Meadows	22	-	-	22	27	-	-	27	64	-	-	64
Mill Woods	123	-	-	123	169	-	-	169	424	-	-	424
The Palisades	-	-	-	-	-	-	-	-	8	-	-	8
Pilot Sound	-	-	-	-	-	-	-	-	-	-	-	-
Riverbend	238	2	-	240	250	85	-	335	338	47	-	385
Twin Brooks	-	-	-	-	-	-	-	-	12	-	-	12
West Jasper Place	535	-	-	535	389	-	-	389	392	1	-	393
Grange	-	-	-	-	-	-	-	-				
Area Structure Plan Area Total	1,482	90	-	1,572	1,312	85	-	1,397	1,725	72	-	1,797
Built-Up Area of City Total	370	1	60	431	359	-	3	362	527	31	102	660
City of Edmonton TOTAL	1,852	91	60	2,003	1,671	85	3	1,759	2,252	103	102	2,457

SOURCE: City of Edmonton Planning and Building Department

5.7 Building Permit Housing Stock in the Area Structure Plan Areas

Single family units accounted for 49% (39,868) of the total housing stock in the ASP areas, while row units accounted for 21% (19,275) and apartments 28% (22,447).

Overall Mill Woods had the largest share with 34% (27,710) of the present housing stock followed by West Jasper Place with 20% (16,289), Clareview, Hermitage, and Steele Heights with 14% (11,443), Castle Downs with 13% (10,281), Kaskitayo with 11% (8,917), Riverbend with 5% (4,170) and Lake District at 2% (1,710). The Meadows Twin Brooks, The Palisades and the Grange have very little housing at this time.

In single family and semi-detached dwellings Mill Woods was the leader with 35% (13,791) of the housing stock. This percentage was twice as great as West Jasper Place, the second leading area with the largest total of single family stock at 17% (7,010), followed by Castle Downs with 15% (6,140), Clareview, Hermitage, and Steele Heights at 11% (4,385), Kaskitayo at 9% (3,449), Riverbend at 7% (2,728) and Lake District at 4% (1,550).

The largest amount of row housing stock was found in Mill Woods with 28% (5,463), but West Jasper Place also had significant amount with 23% (4,480) followed by Clareview, Hermitage, Steele Heights at 20% (3,864), Castle Downs with 13% (2,530), Kaskitayo at 11% (2,133), Riverbend at 3% (521) and Lake District at 1% (160).

Ranking of the ASP areas by apartments had Mill Woods as the leader with 38% of the present apartment stock, (8,453,) followed by West Jasper Place with 21% (4,799) Kaskitayo with 15% (3,335), Clareview, Hermitage, and Steele Heights with 14% (3,194), Castle Downs with 7% (1,611) and Riverbend with 4% (921). The housing stock in 1987 grew by 3% over 1986 (78,893).

TABLE 5-7

Estimated Numbers of Residential Dwelling Units Approved by Building Permits in Area Structure Plan Areas to December 1987

Area Structure Plan Areas		Single Family and Semi-Detached Units	Row Housing Units	Apartment Units	Total Units
Castle Downs	No.	6,140	2,530	1,611	10,281
	Row %	(60%)	(25%)	(16%)	(100%)
Clareview, Hermitage Steele Heights	No.	4,385	3,864	3,194	11,443
	Row %	(38%)	(34%)	(28%)	(100%)
Kaskitayo	No.	3,449	2,133	3,335	8,917
	Row %	(39%)	(24%)	(37%)	(100%)
Lake District	No.	1,550	160	-	1,710
	Row %	(91%)	(9%)	-	(100%)
The Meadows	No.	149	-	-	149
	Row %	(100%)	-	-	(100%)
Mill Woods	No.	13,794	5,463	8,453	27,710
	Row %	(50%)	(20%)	(31%)	(100%)
The Palisades	No.	8	-	-	8
	Row %	100	-	-	100
Riverbend	No.	2,728	521	921	4,170
	Row %	(65%)	(12%)	(22%)	(100%)
Twin Brooks	No.	12	-	-	12
	Row %	100	-	-	100
West Jasper Place	No.	7,010	4,480	4,799	16,289
	Row %	(43%)	(28%)	(29%)	(100%)
ASP AREAS TOTAL	No.	39,868	19,275	22,447	81,589
	Row %	(49%)	(24%)	(28%)	(100%)

Source: City of Edmonton Planning and Building Department

5.8 Redistrictings

Redistrictings in 1987 were of two types. The first type consisted of agricultural land being converted to residential uses and the second type resulted from RF5 and RF4 uses being converted to RF1 uses. The net result of each of these redistrictings was the creation of 364 pdu, consisting of 274 RF1 pdu, 17 RPL pdu and 73 RF5 pdu.

The largest numbers of units created occurred when agricultural land was converted to RF1 properties. Bulyea Heights in Riverbend had 162 pdu created from agricultural land (89 RF1 pdu and 73 RF5 pdu) while Jamieson Place in West Jasper Place had 75 RF1 pdu created.

In Mill Woods the redistricting of 145 pdu zoned RF5 and RF6 were converted to RF1 resulted in a net loss of 82 pdu. These redistrictings occurred in the Weinlos and Bisset Neighbourhoods. In Castle Downs 2 RF5 lots were redistricted to RF1 resulting in a loss of 11 pdu, while the Lake District had 36 RF5 redistricted to RF1 resulting in a loss of 13 pdu.

6. CITY OWNED RESIDENTIAL LAND

6.1 Supply of City Owned Raw Land

The City owns 316.9 hectares of raw land designated for residential uses (Table 6-1), down almost 19% from 1986.The decrease over 1986 is attributable to the city selling 17 hectares in West Jasper Place and 55 hectares in the Meadows.

TABLE 6-1

City-Owned Raw Land In Area Structure Plan Areas, December, 1987

	Hectares
Steele Heights	16.4
Lake District	87.3
The Meadows	64.6
Mill Woods (Burnewood)	59.1
Pilot Sound	89.5
TOTAL City-Owned Raw Land in ASP Areas	316.9

SOURCE: City of Edmonton Real Estate and Supply Services Department

6.2 City Owned Subdivided Residential Land

Since all of the City owned subdivided residential lots are serviced, the discussion in Section 6-4 applies here as well.

TABLE 6-2

Supply of City-Owned Vacant Subdivided Residential Land (Serviced and Unserviced) In Area Structure Plan Areas 1983-1987 (measured by potential dwelling units)

	1985			1986			1987		
	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units
Total Combined Plan Areas	1,547	7,358	8,905	1,402	7,142	8,544	966	7,377	8,343

SOURCE: City of Edmonton Real Estate and Supply Services Department

6.3 Servicing Program for City Owned Lots

There were only 97 single family lots serviced in 1986 of which Mill Woods had 52 lots serviced and other plan areas 45 lots serviced.

TABLE 6-3

Annual Residential Servicing Activity for City-Owned Land, 1985-1987 (Measured in Potential Dwelling Units)

	1985				1986				1988			
	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units
Mill Woods	-	-	-	-	72	-	-	72	52	-	-	52
Other Plan Areas	8	-	-	8	3	-	-	3	45	-	-	45
Total Combined Plan Areas	8	-	-	8	75	-	-	75	97	-	-	97

SOURCE: City of Edmonton Real Estate and Supply Services Department

6.4 City Owned Serviced Residential Land

Through the Real Estate and Supply Services Department, the City of Edmonton owns 966 vacant, serviced single family lots. It also owns vacant, serviced land with a development potential of 7,377 multi family (row and apartment) units (Table 6-4). Most of these lots are in Mill Woods.

TABLE 6-4

Supply of City-Owned Vacant Subdivided Residential Land In Area Structure Plan Areas 1985-1987 (Measured in Potential Dwelling Units)

	1985			1986			1987		
	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units
Total Combined Plan Areas	1,547	7,358	8,905	1,402	7,142	8,544	966	7,377	8,343

SOURCE: City of Edmonton Real Estate and Supply Services Department

6.5 Sales of City Owned Residential Lots

The City sold 565 single family lots and multi family land with a development potential of 6 dwelling units in 1987, more than two and a half times the amount in 1986 (Table 6-5).

TABLE 6-5

City-Owned Land Sold For Residential Development* 1985-1987 (Measured in Potential Dwelling Units)

	1985			1986			1987		
	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units
Mill Woods	65	17	82	144	-	144	380	2	382
Other Plan Areas	122	17	139	65	12	77	185	4	189
Total Combined Plan Areas	187	34	221	209	12	221	565	6	571

SOURCE: City of Edmonton Real Estate and Supply Services Department